

City Council
Atlanta, Georgia

07-0 -1123

Z-07-57A

Date Filed: 5-7-07

AN ORDINANCE
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2343 and 2347 Hosea Williams Drive, S.E.**, be changed from the C-1 (Community Business) and R-4 (Single-family Residential) Districts to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 204, 15th District, Dekalb County, Georgia. being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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2-07-57A

2343 Hosea L. Williams Street Legal Description

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 204 of the 15th District of DeKalb County Georgia, being known as Lot 9, of East End Subdivision, as shown on plat of the property of Atlanta Suburban Land Company, and being more particularly described as follows: BEGINNING at an iron pin on the south side of Hosea Williams Drive, formerly known as Boulevard Drive, formerly known as Boulevard-DeKalb, 200 feet east of the southeast corner of First Street and Boulevard Drive, said point of beginning also being located at the northeast corner of Lot 7 of said subdivision; thence continuing east along the south side of Boulevard Drive 50.44 feet to an iron pin located at the northwest corner of Lot 11 of said subdivision; thence south along the west line of said Lot 11, 200 feet to an iron pin (this distance was previously designated as 190 feet, more or less, in earlier deeds, but the recent plat, hereinafter referred to, shows a line to be 200 feet); thence west 50 feet to an iron pin located on the east line of Land Lot 205 and at the southeastern corner of Lot 7 of said Subdivision; thence north along the east line of said Land Lot 205 and said Lot 7, 200 feet to the south side of Boulevard Drive and the point of beginning (the last call has also previously been designated as 190 feet, more or less, but the recent survey, hereinafter referred to, shows a distance to be 200 feet); being improved property with a house thereon known as No. 2343 Boulevard Drive, according to the present system of numbering houses in the City of Atlanta and DeKalb County Georgia.

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2347 Hosea L. Williams Street Legal Description

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 204 of the 15th District of Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at a one half inch rebar at the intersection of the southerly right-of-way of Hosea Williams Drive (formerly Boulevard Drive, 80-foot right-of-way) and the westerly right-of-way of Second Avenue (60-foot right-of-way); thence along the westerly right-of-way of Second Avenue S00°05'58"W a distance of 200.00 feet to a one half inch rebar at the northerly side of a 10-foot alley; thence leave said right-of-way and along said alley N89°58'34"W a distance of 100.11 feet to a one half inch rebar; thence N84°16'00"W a distance of 50.26 feet to an iron pin; thence N00°03'19"E a distance of 195.00 feet to an iron pin on the southerly right-of-way of Hosea Williams Drive; thence along said right-of-way S89°58'39"E a distance of 150.28 feet to THE POINT OF BEGINNING.

This tract or parcel contains 0.687 acre (29,915 square feet) of land.

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